

**Encourage a Greater Share of Growth in Urban Areas and Urban Centers;  
Limit Growth in Rural/Resource Areas**



**Indicator 30: Percent of New Housing Units in Urban Areas, Rural Areas, and Urban Centers**

**Countywide Planning Policy Rationale**

"The land use pattern for King County shall protect the natural environment by reducing the consumption of land and concentrating development. Urban Growth Areas, Rural Areas, and resource lands shall be designated and the necessary implementing regulations adopted.....Urban Centers are expected to account for...one quarter of the household growth over the next 20 years." (CPP FW-6 & IIID2; Also FW 9-10, LU-26, 40, FW-66.)

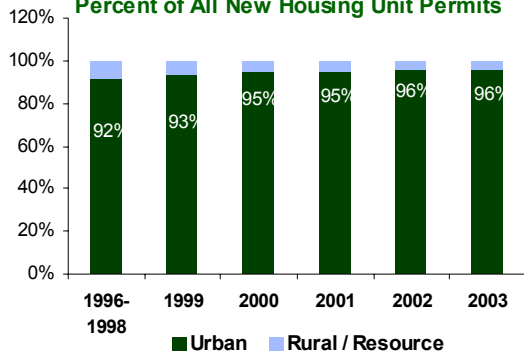
Indicator 30 measures King County's progress in increasing the proportion of new housing that is built within urban areas, and reducing the proportion in rural areas. It also monitors residential development in the 14 designated Urban Centers of the County, two of which were designated in the past year. Please see Indicator 38 for the ratio of jobs to housing in the Urban Centers.

**Key Trends**

**Rural vs. Urban Growth**

- 96% of King County's residential growth occurred in the urban growth area, while just 4% occurred in the rural area in 2003.
- Between 1996 and 2002, the percent of residential growth located in the rural areas was cut in half - from 8% to 4%. In 2003 that lower rate of rural development has held steady.

Fig. 30.1 **Urban Housing Unit Permits as a Percent of All New Housing Unit Permits**



**Growth in Urban Centers**

- While the recent recession has slowed development in the urban centers, over the last nine years the urban centers have succeeded in attracting about 21% of all units built, close to the target percentage of 25%.
- However, in 2003, new residential units permitted in urban centers accounted for only about 10% of all new residential units permitted. This is well below the target of 25%.

Fig. 30.2

Net New Units Permitted in 2002 and Total Existing Units in Urban Centers				
	Total Existing Units at end of 2002 (Corrected by Cities)*	New Units Permitted in 2003	Units Demolished in 2003	Existing Units + Net New Permits in 2003
<b>Seattle</b>	<b>54,372</b>	<b>863</b>	<b>(14)</b>	<b>55,221</b>
First Hill/ Capital Hill	23,386	207	-6	23,587
Downtown	15,699	356	-1	16,054
Northgate	3,667	0	0	3,667
University	7,053	164	-4	7,213
Uptown	4,567	136	-3	4,700
<b>Auburn</b>	<b>900</b>	<b>0</b>	<b>0</b>	<b>900</b>
<b>Bellevue</b>	<b>3,426</b>	<b>143</b>	<b>0</b>	<b>3,569</b>
<b>Federal Way**</b>	<b>846</b>	<b>0</b>	<b>0</b>	<b>846</b>
<b>Kent</b>	<b>572</b>	<b>0</b>	<b>-2</b>	<b>570</b>
<b>Kirkland/ Totem Lake</b>	<b>2,944</b>	<b>0</b>	<b>0</b>	<b>2,944</b>
<b>Redmond</b>	<b>1,216</b>	<b>60</b>	<b>0</b>	<b>1,276</b>
<b>Renton</b>	<b>1,049</b>	<b>0</b>	<b>-4</b>	<b>1,045</b>
<b>SeaTac</b>	<b>4,086</b>	<b>0</b>	<b>-4</b>	<b>4,082</b>
<b>Tukwila</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>2</b>
<b>Total</b>	<b>69,413</b>	<b>1,066</b>	<b>(24)</b>	<b>70,455</b>

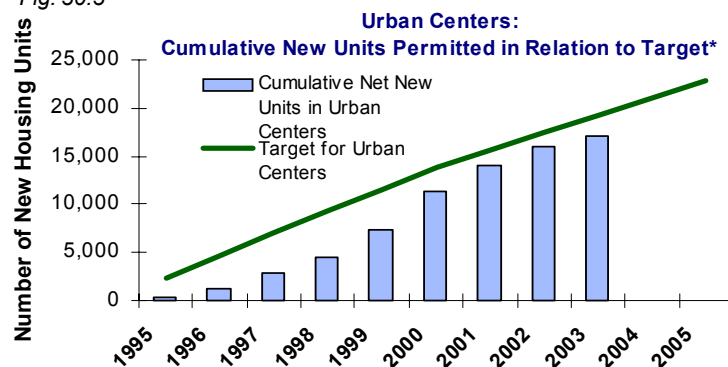
\*The "existing" total includes all units in the center completed prior to or during 2002 plus units still in process of completion, but permitted in previous years. Corrections include withdrawn or expired permits or miscounts from previous years.

\*\*Federal Way has an urban core with no residential units. It has 846 units in its "urban frame" which surrounds the urban core.

- In 2003, 1042 net new units were built in three cities: 849 in four out of Seattle's five urban centers; 143 in Bellevue, and 60 in Redmond. There was a net loss of 10 units in other suburban centers.
- Two new urban centers were designated in 2003: Totem Lake in Kirkland, and Downtown Auburn. They add 3,844 units to the total existing housing units in King County's urban centers. Burien is also seeking official designation for its urban center.
- For the urban center strategy to be fully successful, concerted efforts are needed to attract residential development to the smaller urban centers outside of Seattle, and to support that development with attractive public transportation opportunities.

(continued on page 3)

Fig. 30.3



\*Target is 25% of the target for all new housing units. It amounts to about 1795 units per year in the urban centers. The target was adjusted in 2002.

Fig. 30.4

Net New Housing Units Permitted in King County, 2001 - 2003						
	Net New Units in 2001*	Net New Units in 2002*	Net New Units in 2003*	SUM 2001-2003	2001 - 2002 Adopted Target	Percent of Target Achieved in 3 years (14% of period)
<b>SEA-SHORE SUB-REGION</b>						
Lake Forest Park	9	11	8	28	538	5%
Seattle**	3,824	3,261	2,554	9,639	51,510	19%
Shoreline	63	104	135	302	2,651	11%
UKC - SS (N. Highline)	94	74	69	237	1,670	14%
Total for SeaShore	3,990	3,450	2,766	10,206	56,369	18%
<b>SOUTH SUB-REGION</b>						
Algona	16	41	28	85	298	29%
Auburn	165	78	127	370	5,928	6%
Black Diamond	7	4	12	23	1,099	2%
Burien	17	27	37	81	1,552	5%
Covington	222	353	352	927	1,173	79%
Des Moines	26	8	29	63	1,576	4%
Federal Way	32	201	123	356	6,188	6%
Kent	457	347	241	1,045	4,284	24%
Maple Valley	166	341	381	888	300	296%
Milton	1	-	-	1	50	2%
Normandy Park	5	91	6	102	100	102%
Pacific	14	99	20	133	996	13%
Renton	658	619	738	2,015	6,198	33%
SeaTac	20	35	186	241	4,478	5%
Tukwila	42	51	29	122	3,200	4%
UKC - South	697	1,112	1,886	3,695	4,935	75%
Total for South	2,545	3,407	4,195	10,147	42,355	24%
<b>EAST SUB-REGION</b>						
Beaux Arts	2	-	-	2	3	67%
Bellevue	509	381	249	1,139	10,117	11%
Bothell	26	121	13	160	1,751	9%
Clyde Hill	-	-	1	1	21	5%
Hunts Point	(1)	2	-	1	1	100%
Issaquah	499	200	468	1,167	3,993	29%
Kenmore	32	138	213	383	2,325	16%
Kirkland	225	195	116	536	5,480	10%
Medina	(2)	(3)	-	(5)	31	-16%
Mercer Island	63	82	7	152	1,437	11%
Newcastle	67	109	130	306	863	35%
Redmond	694	465	446	1,605	9,083	18%
Sammamish	465	528	495	1,488	3,842	39%
Woodinville	51	134	29	214	1,869	11%
Yarrow Point	-	-	-	-	28	0%
UKC - East	540	743	701	1,984	6,801	29%
Total for East	3170	3095	2,868	9,133	47,645	19%
<b>RURAL CITIES SUB-REGION</b>						
Carnation	0	1	0	1	246	0%
Duvall	208	86	36	330	1,037	32%
Enumclaw	28	59	28	115	1,927	6%
North Bend	7	-1	5	11	636	2%
Skykomish	0	0	0	-	20	0%
Snoqualmie	136	291	307	734	1,697	43%
UKC/ Rural City UGA's		7	11	18		
Total for Rural Cities	379	443	387	1209	5,563	22%
<b>TOTALS</b>						
All Current Cities	8,753	8,459	7,549	24,761	138,526	18%
Urban Unincorp KC	1,331	1,936	2,667	5,934	13,406	44%
<b>TOTAL URBAN AREA</b>	<b>10,084</b>	<b>10,395</b>	<b>10,216</b>	<b>30,695</b>	<b>151,932</b>	<b>20%</b>
Rural KC***	513	441	450	1,404	6,000	23%
All Unincorp KC	1,884	2,377	3,117	7,378	19,406	38%
<b>TOTAL</b>	<b>10,597</b>	<b>10,836</b>	<b>10,666</b>	<b>32,099</b>	<b>157,932</b>	<b>20%</b>

\*The numbers in these columns are the numbers reported by the jurisdiction for buildable lands data tracking. They may differ slightly from the sum of the numbers reported for the Annual Growth Report. \*\*Seattle reports net permits finalized, rather than net permits issued. \*\*\*There is no stated target for Rural King County. The number given is the difference between the urban area target and the overall County target.

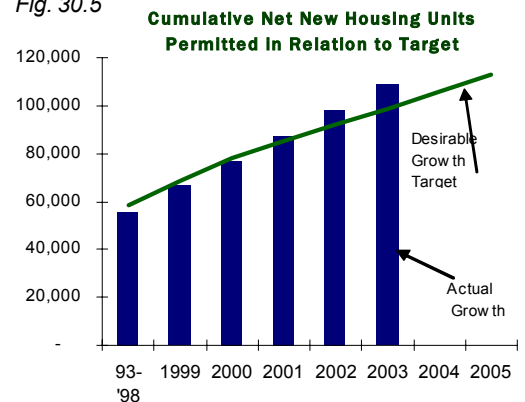
Indicator 30 (continued)

**Cumulative Countywide Growth**

The original 20 year residential target ran from 1993 to 2012. In 2002 that 20 year target was evaluated, and a new target, running from 2000 to 2022, was adopted. The line on Fig. 30.2 shows the original target through 2000, and the new target from 2001 on. It assumes an equal distribution of growth in each year of the 22-year target period.

- Three years into the new planning period, housing unit growth is proceeding at a rate considerably higher than needed to meet the 2022 housing unit target.

Fig. 30.5



- The 22-year target is for approximately 158,000 new housing units. After three years, (14% of the planning period), King County has permitted 32,000 units, or just over 20% of the new target.
- Currently, population growth is proceeding more slowly than housing unit growth. As supply begins to exceed demand, prices may ease, and household sizes may decrease slightly.
- The sub-regions have met from 18% to 24% of their respective targets for the 22-year period. Unincorporated King County has permitted about 38% of its 22-year target. Thus all the sub-regions are ahead of schedule in permitting new units.
- There is wide variation among the cities in attracting new housing development. Maple Valley, Covington, and Renton in the South sub-region; Issaquah, Newcastle, Sammamish in the East sub-region; and Duvall and Snoqualmie among the Rural Cities sub-region all had high growth in proportion to their targets in 2003.

**What We Are Doing**

- Encouraging redevelopment and higher density development throughout the urban area.
- Allowing the development of cottage housing in the unincorporated urban areas. These small detached units around a common green could be built at twice the underlying density up to a maximum of 16 units per acre.